



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Commissioner Matti Bower, Chairperson
Commissioner Luis R. Garcia, Jr., Chairperson
Members of the Ad Hoc Condominium Reform Taskforce
Alex Annunziato – Appointed by Commissioner Matti Bower
Nina Baliga – Appointed by Commissioner Luis R. Garcia, Jr.
Frank Del Vecchio – Appointed by Vice-Mayor Richard Steinberg
Joe Fontana – Appointed by Commissioner Saul Gross
Michael C. Gongora – Appointed by Vice-Mayor Richard Steinberg
Calvin Kohli – Appointed by Commissioner Saul Gross
Luis Maseda – Appointed by Commissioner Jerry Libbin
Milli Membiela – Appointed by Commissioner Simon Cruz
Barbara Montero – Appointed by Commissioner Jerry Libbin
Maria Elena Negrin – Appointed by Commissioner Luis R. Garcia, Jr.
Rocio Sullivan – Appointed by Commissioner Simon Cruz
Stevan M. Zaiman – Appointed by Commissioner Matti Bower
Morris Sunshine- Appointed by Mayor David Dermer
Justo Gomez- Appointed by Mayor David Dermer

FROM: City Manager, Jorge M. Gonzalez

DATE: April 4, 2006

SUBJECT: Meeting of the Ad Hoc Condominium Reform Taskforce

A meeting of the Ad Hoc Condominium Reform Taskforce has been scheduled for April 4, 2006 at 6:00PM in the City Manager's Large Conference Room.

AGENDA

1. Minutes of the March 21, 2006 Ad Hoc Condo Reform Taskforce
2. Action the City can take, respecting condominium conversions and existing condominiums, to identify and require upgrades—City Attorney's Office
3. Report by City Attorney's Office on how to address the following recommendation:

Amend the City's Occupational Code Provisions—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.

4. Report on how the lien search can be modified or changed to include how the premise/unit can be used (Rocio Sullivan)—City Attorney's Office
5. Report on whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation- City Manager's Office
6. Discussion regarding TCO's for condominiums (Barbara Montero)

JMG/TH/DM

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

MINUTES OF THE MARCH 21, 2006 AD HOC CONDO REFORM TASKFORCE

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MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: April 4, 2006

SUBJECT: **MINUTES OF THE AD HOC CONDOMINIUM REFORM TASKFORCE MEETING OF MARCH 21, 2006**

The meeting of the Adhoc Condominium Reform Taskforce was held on Tuesday, March 21, 2006. **The attendees were as follows:** Taskforce members Commissioner Matti Herrera Bower, Commissioner Luis R. Garcia, Jr., Frank Del Vecchio, Joe Fontana, Calvin Kohli, Luis Maseda, Milli Membiela, Barbara Montero, Justo Gomez, Morris Sunshine, Maria Elena Negrin and Stevan M. Zaiman

Absent: Alex Annunziato, Nina Baliga, Michael C. Gongora and Rocio Sullivan

City Staff: Dolores M. Mejia, Special Projects Administrator; Debora Turner First Assistant City Attorney

1. Minutes of the March 14, 2006 Ad Hoc Condo Reform Taskforce

MOTION: Motion to approve minutes made by Stevan Zaiman, Seconded by Justo Gomez.

VOTE: All in favor.

2. Report by City Attorney's Office on how to address the following recommendation:

Amend the City's Occupational Code Provisions—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.

MOTION: Motion made by Commissioner Bower for Administration to advise whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation.

VOTE: 11 in favor – 1 against (Frank DelVecchio)

MOTION TO ADJOURN: Motion made by Commissioner Garcia; Seconded by Calvin Kohli.

VOTE: All in favor.

AD HOC CONDOMINIUM REFORM TASKFORCE MEETING

Tuesday, March 21, 2006 @ 6:00 P.M.

City Manager's Large Conference Room

Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Frank Del Vecchio	frankdelvecchio @ att.net	305-672-2086	
2. Debora Torner	CMB-Legal Dpt @	X 60441	
3. Luis S. MABEDA	AMM @ OP REARITY.COM	305-864-2227	
4. JOE FONTANA	@	864-0054	305-864-0659
5. M. E. NEGRIN	GALIANOGR @ BELLSOUTH.NET	7-367-7112	
6. Luis Garcia	LUIS @ MIAMI BEACH FL.GOV	305-673-7105	
7. Mattie Brainer	@		
8. Morris Sunshine	Noise control @ The-beach.net		
9. Steven Zaiman	Szaiman @ earthlink.net	786.296.1618	
10. Justo E Gomez	JGomez 4010 @ AOL.COM	305-861-8100	
11. Barbara B. Montero	bbm @ the-beach.net	305 673-2812	
12. DOLORES MEJIA	dmejia @ miami beachfl.gov	ext 6834	ext 7782
13. Milli Membrillo	MEMMIL @ doc.com	305 515 5748	
14. Angel Moreyra	@ ATT.NET	305-633-3023	
15. P. J. J. J. J. J.	@	305-633-3023	
16. Grace Eiji	THEZSCHELE @ HOTMAIL	305/695-0622	
17. Leo Ostreicher	NIETZSCHELE @ HOTMAIL	305 538-4064	
18. Miriam Koch	Koch Gene @ AOL.COM	786-486-2143	
19. Marilyn Saramillo	MS16 @ NTRS.COAL	(305) 789-1523	
20. Rochelle Rosen	worldyro @ hotmail.com	(305) 607-3344	

AD HOC CONDOMINIUM REFORM TASKFORCE MEETING

Tuesday, March 21, 2006 @ 6:00 P.M.

City Manager's Large Conference Room

Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. LUIS BORGES	Borges Luis @ BellSouth.net	305 672-3655	—
2. Carmen Maseda	amun @ OPREALTY.COM	305 865 6511	305 888 5779
3. Fairfax Atherton	Fotherton @ bellsouth.net	305 534 4630	—
4. RITA-LISA HELMIGEN	RIITTA 50 @ HOTMAIL.COM	305 532 8245	—
5. Danielle Atasova	Davitoms @ Yahoo.com	305 531 5653	305 531 5653
6. ANTONIO WJPEL	@	305 559 0217	—
7. RAUK MONTSEERAT	RAMONT23 @ A.O.L.COM	(305) 223-7890	—
8. JEAN V. HERMAN	1130 11 TH ST, Unit 4A, M.B. - (305) 534-1953	—	—
9. Ernesto Aguilar	AGUIARE @ Bellsouth.net	(305) 673-9094	(305) 673-9014
10. Yolanda Escalies	landa3 @ hotmail.com	(305) 868-8272	305-868-8272
11. JONNY PARKER	netson3350 @ Yahoo	305 867-6525	—
12. Abilio Leon	aleon58 @ aol.com	305-742-5601	—
13. MARISOL IUSARDI	marisol.iusardi @ century21.com	(786) 486-5284	—
14. ALBA NUNO	@	305 865 5393	—
15. Annelys Diaz	AMISG20 miamidade.gov	305-673-7713	—
16. RITA ROA	@	305-531-5356	305-531-5356
17. Steve Atlas	p-lapew @ yahoo.com	305-532-1958	—
18. Calvin Kohlisch	CKohlisch @ aol.com	305-345 6510 786 257 1120	305-947-6699
19.	@	—	—
20.	@	—	—

ACTION THE CITY CAN TAKE, RESPECTING CONDOMINIUM CONVERSIONS AND EXISTING CONDOMINIUMS, TO IDENTIFY AND REQUIRE UPGRADES – CITY ATTORNEY’S OFFICE

DISCUSSION ONLY

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**REPORT BY CITY ATTORNEY'S OFFICE ON
HOW TO ADDRESS THE FOLLOWING
RECOMMENDATION:**

Amend the City's Occupational Code Provisions

DISCUSSION ONLY

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**REPORT ON HOW THE LIEN SEARCH CAN BE
MODIFIED OR CHANGED TO INCLUDE HOW THE
PREMISE/UNIT CAN BE (ROCIO SULLIVAN) –
CITY MANAGER’S OFFICE**

DISCUSSION ONLY

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REPORT ON WHETHER A COURTESY NOTICE CAN BE SENT TO ALL OWNERS WHEN A CONDOMINIUM'S COMMON AREA RECEIVES A VIOLATION – CITY MANAGER'S OFFICE

DISCUSSION ONLY

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DISCUSSION REGARDING TCO'S FOR CONDOMINIUMS (BARBARA MONTERO)

DISCUSSION ONLY

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